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CITY OF MOUNT VERNON

JAN 28 2016

C.E.D. DEPARTMENT
BY _____

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

PL2016-011

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Richard Thurman Deborah Thurman	
ADDRESS: 2288 Austin Lane	
CITY/STATE:	ZIP:
Mount Vernon WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360 424 5717 rick.deb.thurman@comcast.net	
APPLICANT (if other than owner):	
NAME:	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME:	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	

PROJECT INFORMATION
Project or development name:
Property/project address(es)/location: 2210 N. LAventure Rd Mount Vernon, WA 98273
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P25029 P25030
Existing land use(s): single family dwelling raw land
Proposed land uses: R-3 multifamily
Existing Comprehensive Plan designation: MF-LD
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: R-2
Proposed Zoning designation (if applicable): R-3
Site Area (sq. ft. or acreage):
Project value:
Is the site located in any type of environmentally sensitive area?

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Engineer:	Address:	Phone and Email Address:
Surveyor:	Address:	Phone and Email Address:
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
RS	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
RS	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
RS	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
RS	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
RS	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
RS	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
RS	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
RS	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ <u>1000</u>
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ <u>200</u>
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
\$ _____	

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage <u>4</u> x <u>.49</u> x <u>39</u> # <u>Labels</u> <u>76.44</u>	
Land Use Signs: \$ <u>10</u>	

Total \$ 1,290.44

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Richard Thurman, declare that I am (please check one) X the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: Richard Thurman

On this, the 28th day of January, 2016 before me personally appeared Richard Thurman known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda H. Beacham
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 9-25-2018

Richard and Deborah Thurman
2288 Austin Lane
Mount Vernon, WA 98273
January 25, 2016

January 25, 2016

City of Mount Vernon
PO Box 809
910 Cleveland Ave
Mount Vernon, WA 98273

RE: Thurman rezone

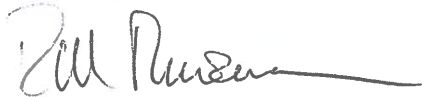
I am writing to request a rezone of property located at 2210 North LaVenture Rd., Mount Vernon, Washington (Parcels P25029 and P25030) from R-2 to R-3.

Several years ago, the City of Mount Vernon approached my wife and me regarding several zonings which existed on this property as a result of surrounding developments. The City proposed and approved R-2A zoning which allowed for better planning of structures and greenbelt areas. Since that time, the City eliminated the R-2A zoning designation and rezoned the property as R-2.

At this time, I am requesting a property rezone to R-3; this zoning is compatible with neighboring property zonings (R-4 to the east, Public to the south, R-1,4.0 to the north, and R-3 and Commercial to the west). Over the years, I have met with several contractors who reviewed the property. All have stated that development of the property would be cost-prohibitive given the current R-2 zoning. While I have no plans for property development at this time, a rezone to R-3 would allow for better planning of structure and greenbelt area placement and allow development of the property to become economically feasible.

Thank you for your consideration.

Sincerely,



Richard M. Thurman
Mount Vernon, WA

16-011



16-011

SEPA CHECKLIST

PURPOSE OF THE CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probability of significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts on the quality of the environment. The purpose of the checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposals, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR THE APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. **Answer the questions briefly, with the most precise information known, or give the best description you can.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observation or project plans without the need to hire experts. If you really do not know the answer, or a question does not apply to your proposal, write "do not know" or "does not apply." **Complete answers to the questions now may avoid unnecessary delays later.**

Some questions ask about governmental regulations, such as zoning, shoreline and landward designations. Answer these questions if you can. *If you have problems, the governmental agencies can assist you.*

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. **Attach any additional information that will help describe your proposal or its environmental effects.** The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF THE CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

FEE:

There is a \$200.00 fee required for each environmental checklist submitted. Environmental review, sensitive lands, or lands covered by water, except minor residential additions or modifications is \$400.00. All costs associated with the preparation of any required environmental impact statements shall be borne by the applicant.

A. BACKGROUND

1. Name of proposed project (if applicable):

None

2. Name of applicant:

Richard and Deborah Thurman

3. Address and phone number of applicant and contact person:

2288 Austin Lane
Mount Vernon WA 98273

360 424 5717

4. Date checklist prepared:

1-25-16

5. Agency requesting checklist:

None

6. Proposed project timing or schedule (including phasing, if applicable):

None

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly, related to the proposal.

None

9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposals, if known.

None

11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

rezone from R-2 to R-3 only

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)

2210 N. L. Avenue Mount Vernon
See map

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other. Flat, gentle slope
- b. What is the steepest slope on the site (approximate % of slope)?
< 1%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland. Mount Vernon soils - clay
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air:

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities known.

None

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. What are the proposed measures to reduce or control emissions or other impacts, if any?

None (Does not apply)

3. Water:

a. Surface:

- i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and if known, state what stream or river it flows into.

No

- ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does Not Apply

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.

None

- v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities of known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

- i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

No change

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. Plants:

a. Check or circle types of vegetation found on the site:

☒ Deciduous tree: alder, maple, aspen, other _____.

☒ Evergreen tree: fir, cedar, pine, other _____.

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____.

☐ Water plants: water lily, eelgrass, milfoil, other _____.

☐ Other types of vegetation _____.

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

None

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. Animals:

- a. Underline any birds and animals that have been observed on or known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other _____.

☒ Mammals: deer, bear, elk, beaver, other coyotes.

☐ Fish: bass, salmon, trout, shellfish, other _____.

- b. List any threatened or endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

No

- d. List proposed measures to preserve or enhance wildlife, if any:

Does not apply

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?

None

7. Environmental Health

- a. Are there any environmental health hazards, exposure to toxic chemicals, including risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so describe.

No

- i. Describe special emergency service that might be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- iii. What types of noise exist in the area that may affect your project (for example: traffic, equipment, operation, other)?

None

iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

v. What are the proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single Family residential. Adjacent South is Public
Adjacent East is R-4
Adjacent North is R1,4.0
Adjacent West is Road

b. Has the site been used for agricultural purposes? If so, describe.

No

c. Describe any structures on the site.

Single Family dwelling

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-2

f. What is the current comprehensive plan designation of the site?

g. If applicable, what is the current shoreline master program environment designation of the site?
N/A

h. Has any part of the site been classified as an "environmentally sensitive area"? If so, specify.
No

i. What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

j. Approximately how many people would reside or work in the completed project?
N/A

k. Approximately how many people would the completed project displace?
None

l. What are proposed measures to avoid or reduce displacement of other impacts, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *N/A*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income. *N/A*
- c. What are proposed measures to reduce or control housing impacts, if any? *N/A*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *N/A*
- b. What views in the immediate vicinity would be altered or obstructed? *N/A*
- c. What are the proposed measures to reduce or control aesthetic impacts, if any? *N/A*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A
- c. What existing off-site sources of light or glare may affect your proposal?
N/A
- d. What are the proposed measures to reduce or control light and glare impacts, if any:
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Skagit County Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

None

- c. What are the proposed measures to reduce or control impacts, if any?

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

North Avenue

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No

- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
N/A

- g. What are proposed measures to reduce or control transportation impacts, if any:
N/A

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None

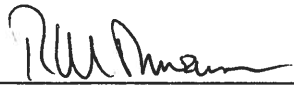
16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed. N/A

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.

Signature: _____



Date Submitted: 1-25-16

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No changes

- a. Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No changes

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No changes

3. How would the proposal be likely to deplete energy or natural resources?

No changes

- a. Proposed measures to protect or conserve energy and natural resources are:

No changes

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?

No changes

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No changes

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:

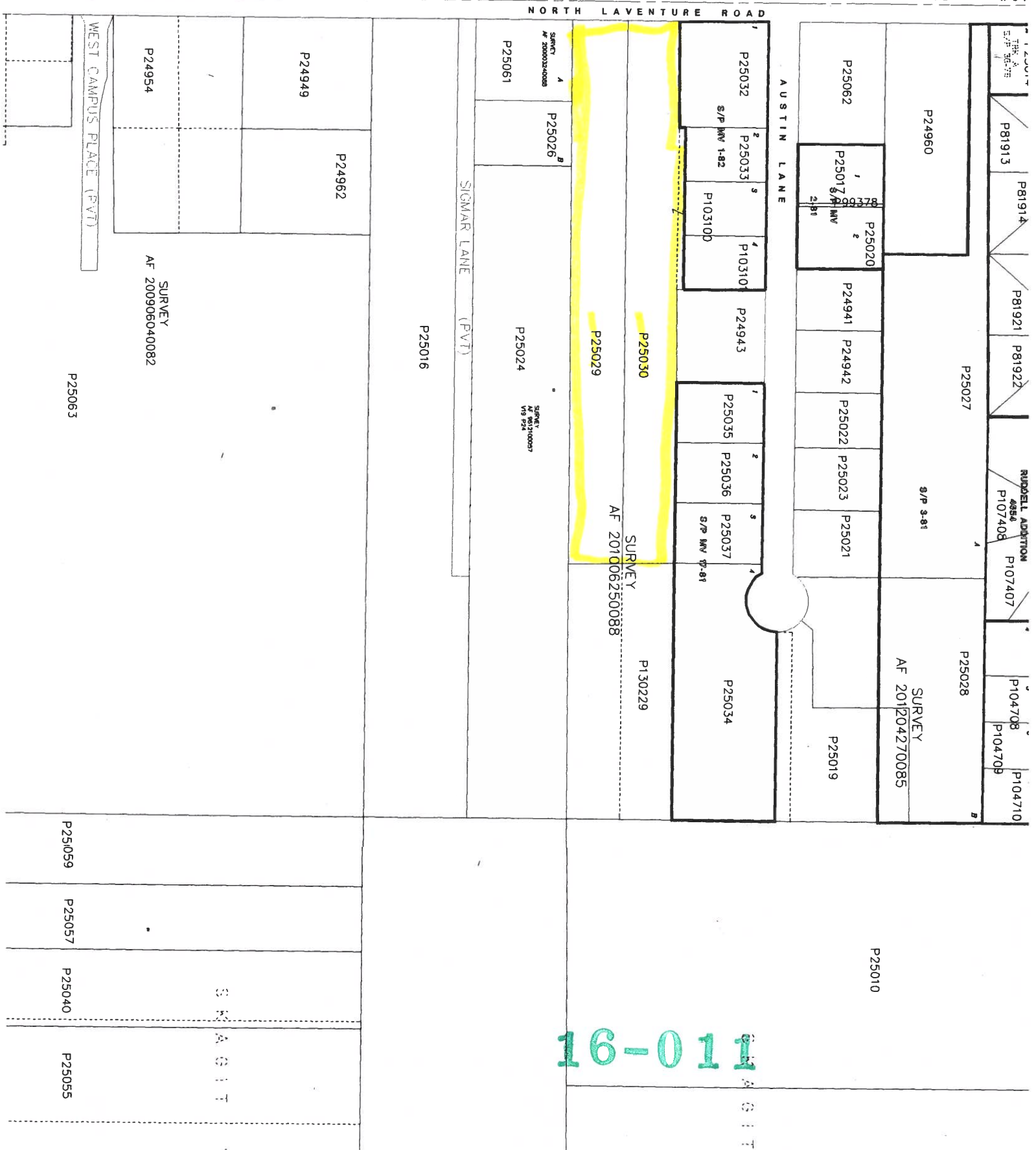
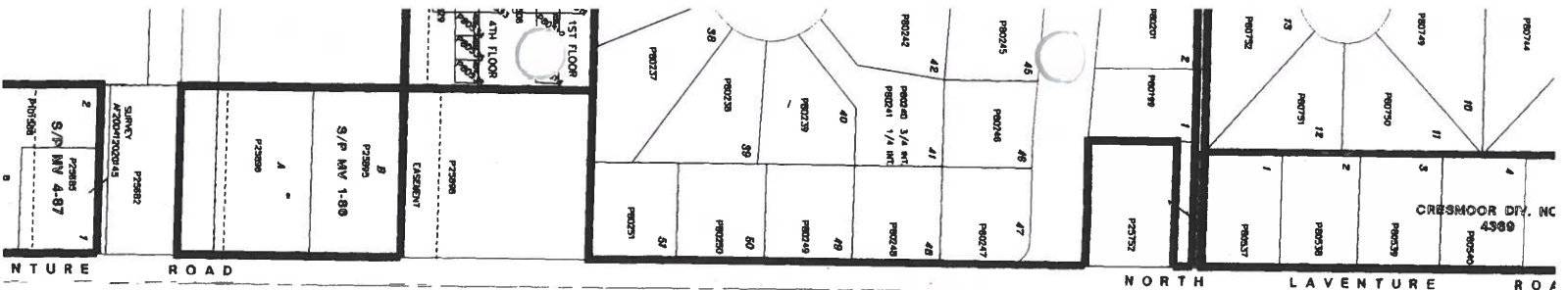
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No changes

- a. Proposed measures to reduce or respond to such demand(s) are:

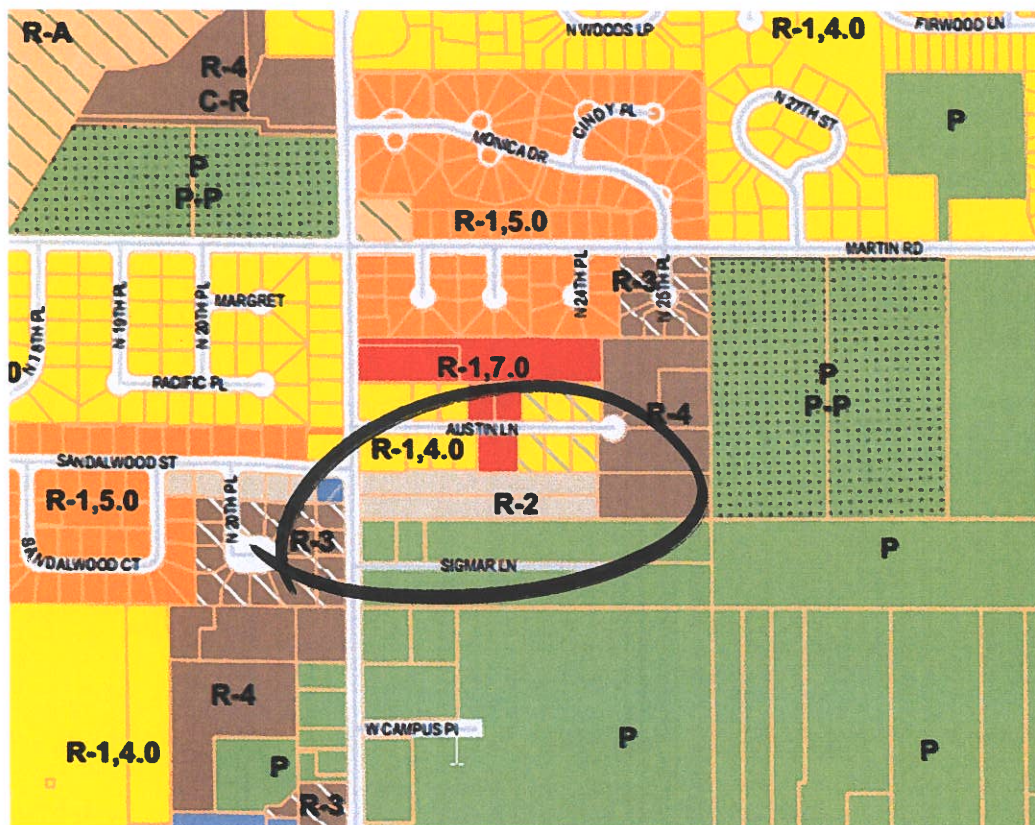
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None



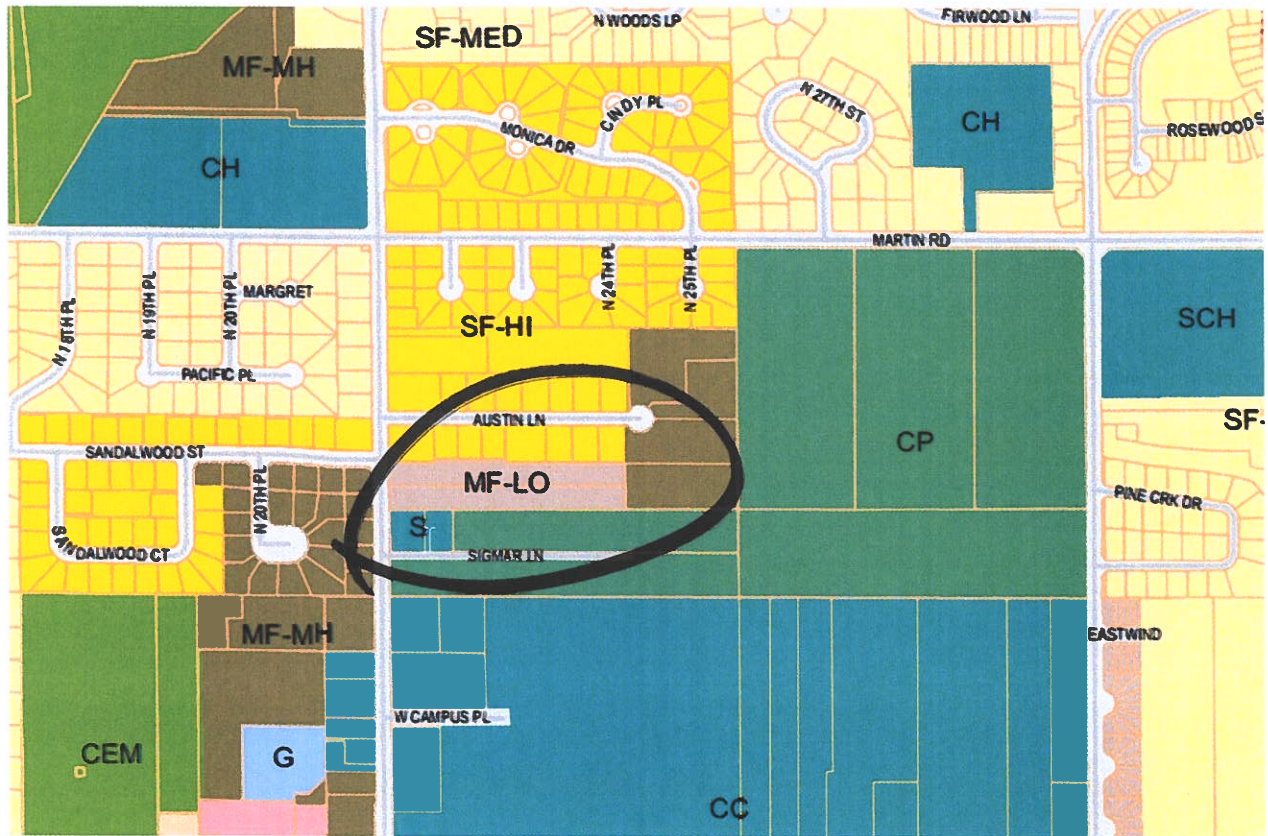
16-011

Current Zoning:



16-011

Comprehensive Plan designation:



16-011



2' Contours Provided by City of Mt. Vernon

Printed: 1/28/16





200 ft

16-011